OCTOBER ISSUE, 1879.

IF YOU DON'T WANT IT, PLEASE GIVE IT TO YOUR NEIGHBOR.

LIST OF

PROPERTY FOR SALE

BY

M. S. B. PUTNAM

23 James Street South,

HAMILTON, - - ONTARIO.

ISSUED 1st OCTOBER, 1879.

Dear Sir :

In this pamphlet you will find a list of properties which I have for sale. I beg to call your attention to two important features in connection with this list:—

1st.—The most of the properties are given to Banking Institutions as collateral security, and must be sold to realize the amount of their claim, which is from one-half to two-thirds the actual value; I am therefore able to offer bargains to intending purchasers which no mere land speculator can afford to do.

2nd.—All properties advertised in this list, will be found on inspection to be exactly as they are represented

N. B.—Any person wanting a farm, can make arrangements with me to go with them and see any of the lands herein advertised.

Any further information you may wish in regard to any of these properties enumerated in this list will be cheerfully given on application in person, or by letter to the undersigned,

M. S. BIDWELL PUTNAM,

23 James Street South,

HAMILTON, ONT.

Do You Want to Buy a Farm?

The undersigned has the following superior FARMS FOR SALE, at exceptionally low prices, and will try and make the terms to suit purchasers.

BRANT COUNTY.

PARCEL 46.—$8,000 will purchase 140 acres of choice land, within 1½ miles from the celebrated Bow Park Farm, and only 5 miles from the City of Brantford, one of the best markets in Ontario, and about 3 miles from Lynden, a station on the G. W. Railway, only a quarter of a mile from school and church, near Cainsville Post Office; daily mail. This property is composed of Lots 48, 49, and 50, Con. 3, in the Township of Brantford; there are 120 acres cleared and in a high state of cultivation; there are about 30 acres of fall wheat exceedingly well put in; about 20 acres of choice bush timbered with Beech, Maple, Elm, Ash, &c. The soil is a clay loam. There are two excellent Orchards of choice fruit, Apples, Pears, Plums, Cherries, &c., also a Grapery. A splendid large new 1½ storey frame house on stone foundation; splendid cellar, Frame Barn 35 x 60; Frame Driving Barn 30 x 35; Frame Store House 18 x 24; watered by 4 good wells with pumps, and a cistern. Fairchild's creek is the boundary line. The whole place is very well fenced with boards and rails. This is without doubt one of the best farms in the township, and in one of the best wheat growing sections in Ontario. This property was valued by a competent valuator at $13,900. Just see the reduction. Terms easy. This is a big bargain.

BRUCE COUNTY.

PARCEL NO. 47.—$500 will buy 109 acres bordering on Lake Huron, W. ½ Lots 18 and 19 Con. Lake Range, Township of Saugeen. The soil is a gravelly loam, about 10 acres cleared and 90 wild, and has mostly been burned over. There are 2 small Log Houses and Log Stable on the Lot. A small Spring Creek running through the Lot. This property is only a short distance from the thriving Village of Port Elgin, a station on the Wellington, Grey and Bruce Railway. Very cheap and terms easy.

PARCEL NO. 48.—A good farm of 99 acres, of first class clay loam soil. A good Saw Mill, with splendid water power; being composed of W. ½ Lot 19, and N. ½ Lot 20 Con. 5, in the Township of Huron. There are 60 acres cleared and 35 acres timbered with Beech, Maple, &c. The following comprise the buildings: 1½ storey Frame House 30 x 40; Frame Barn 36 x 50; Stable 12 x 36; Shed 18 x 30; Frame House for Miller 18 x 24; Frame Saw Mill 30 x 50. Splendidly watered by well, with pump at house; also a creek running through the farm. There is a nice young Orchard. The whole place is well fenced with pickets, boards and rails. This property is situated about 2 miles from the thriving Village of Ripley, a station on the W. G. & B. Railway, and was valued by a competent valuator at $5,280, while we will sell it for $2,600 and give easy terms of payment.

PARCEL NO. 49.—$1,200 will buy E ½ Lot 7 Con. 8, Township of Huron, 50 acres. There are 40 acres cleared and 10 acres timbered. There is a hewed Log House and Log Barn; splendidly watered by well, with pump and creek; the soil is a nice loam; very well fenced with rails. This is a bargain and may be had on easy terms. Known the Donald Mathinson Farm.

CARLETON COUNTY.

PARCEL No. 50.—$600 will buy 84 acres of good land, on the Ottawa River, being composed of Lot B, Con. 1, in the Township of Torbolton, about 40 acres cleared, and about 44 acres uncleared. A Frame Barn 30 x 40, Stable 12 x 27, 2 Sheds 12 x 30 and 18 x 30; a very nice Orchard, very well fenced. A bargain and terms easy.

ELGIN COUNTY.

PARCEL No. 51.—100 acres of choice land heavily timbered with Beech, Maple, Elm, Oak, Whitewood, etc., 3 miles from the thriving Village of Rodney, on the C. S. R. R., in Township of Alborough, north ½ Lot 4, Con. 6. The timber will more than pay for the lot, as it is very valuable. Will sell cheap and make terms easy.

PARCEL No. 52.—$1,100 will buy 50 acres of good land, soil a sandy loam, being S. E. quarter Lot 9, Con. 10, Township Aldborough, There are 30 acres cleared and under cultivation, 20 acres timbered. A good Log House and Log Barn; a nice young Orchard, nearly 100 trees; only 3 miles from the thriving Village of Rodney, and known as the Peter Hetzel Farm.

ESSEX COUNTY.

PARCEL No. 53.—$3,000 will buy 100 acres of choice land, being East ½ Lot 1, Con. 6, in the Township of Colchester. With a good Frame House, large Frame Barn, also a large hewed Log Stable. A large Orchard all thrifty young trees, all bearing choice fruit; about 60 acres cleared and under a high state of cultivation, 40 acres heavily timbered, an excellent clay loam soil; the fences are good. This is a desirable property, nicely situated near Verika Post Office, School, and only 7 miles from Amherstburgh, on a good Gravel Road, in a good farming section. This is a great bargain, and the terms easy.

PARCEL No. 54.—$1,050 will buy 100 acres of choice land, all heavily timbered; about one mile from Colchester Station on the Canada Southern Railway; being S. ½ Lot 7, Con. 13, Township of Colchester. The timber will more than pay for the lot.

PARCEL No. 55.—$675 will buy part of Lot 16, Con. 9, Township Sandwich east, 22½ acres, part of which is cleared, balance timbered. There is a good new Frame House also a hewed Log House; the soil is a clay loam; fenced with board and rails, and only 7 miles from the Town of Windsor, just opposite the City of Detroit. This is a good chance for a man that wants a nice little home. This property is known as the Francis Lafond Place, soutl east from Windsor.

GREY COUNTY.

PARCEL No. 56.—$2,400 will buy W. ½ Lot 12, Con. 3, Derby; 100 acres, 80 acres cleared and 20 acres timbered; soil a good clay loam. A good hewed Log House 20 x 26, 1½ storeys high; Frame Barn 36 x 76, with 16 feet posts; Log Stable 18 x 36; well fenced with boards and rails; watered by a good well and spring; splendid young Orchard, 100 trees, just commencing to bear; and only about 3½ miles from the Town of Owen Sound. This property was valued by a competent valuator at $4,085, a little over a year ago. Known as the Jas. Post Farm.

PARCEL No. 57.—Lot 24, Con. 9, Township of Osprey, 100 acres, about 50 acres cleared and mostly free from stumps, 50 acres heavily timbered with Beech, Maple, Elm, etc. There are a few rolling lime stone. Log House, Log Barn and Granary; very well fenced with

cedar rails ; the soil is an excellent clay loam ; splendidly watered by 2 good springs, 1 well and creek ; near Feversham P. O., good roads. This property was valued by a competent valuator at $2,500, and we will sell for $1,300, and make the payments easy. Was formerly owned by Archibald McInnes.

PARCEL No. 58.—$750 will buy Lot 11, Con. 1, Township of Artemesia, 46 acres ; there are 26 acres cleared and 20 timbered ; choice loam soil ; and only 1¼ miles from Flesherton Station on the Toronto, Grey and Bruce Railway. This is less than two-thirds of its actual value. Terms easy.

PARCEL No. 59.—$570 will buy 50 acres of land, being East ½ Lot 21, Con. 5, Township of Glenelg, about 30 acres cleared and very well cultivated, about 20 acres timbered with hardwood. Near Pomono Post Office. Terms easy.

PARCEL No. 60.—50 acres of the N. ½ Lot 26, Con. 4, in the Township of Sullivan. Very cheap and terms easy.

PARCEL No. 61.—$1,200 will buy 100 acres of good land, 60 acres cleared and 40 acres timbered, near Williamsford Station, on the Toronto, Grey and Bruce Railway, being Lots 67 and 68, in 3rd Con. east of Garafraxa Road, Holland Township.

PARCEL No. 62.—$1,300 will buy 100 acres of good land, 1½ miles from Williamsford Station, on the Toronto, Grey and Bruce Railway, Lots 34 and 35, Con. 3, Township of Holland. 50 acres under cultivation and free from stumps, 45 acres heavily timbered with Beech, Maple, Elm, etc., 5 acres of Cedar on corner of Lot. A good Hewed Cedar Log House and Log Barn. Splendidly watered by a never-failing Spring Creek running near the house. The soil is a loam. The timber will more than pay for the Lot. This is a bargain and terms easy.

PARCEL No. 63.—$1,100 will buy a 100 acres of good land, 40 acres under cultivation (30 of which are free from stumps), 60 acres of a beautiful hardwood bush. The buildings are a Log House 16 x 20, Kitchen 15 x 30, part log and part frame, new Frame Barn 24x30, Log Stable 16x30. An excellent loam soil. A never-failing stream runs through the Lot. About 30 Fruit Trees, partly bearing. Gibraltar P. O. 12 miles from Collingwood.

HALDIMAND COUNTY.

PARCEL No. 64.—$650 will buy E. half Lot 4, Con. 3, Township of Moulton, 50 acres, of which there are about 25 acres cleared and 25 acres timbered. The buildings are a Log House and Log Barn. Small Orchard ; the soil is a clay loam ; watered by wells. Only 5 miles from Dunnville, and was owned by James A. Tinlin. This is a bargain and terms easy.

PARCEL No. 65.—$750 will buy a 1½ storey Frame House ; 1½ storey Frame Shop 18 x 24 ; Brick Bakery 18 x 30 ; 1 storey Frame Stable 18x24, with a nice lot of ⅓ acre. Good well and pump. Being Lot 12, E. of H. and D. Road, in the thriving Village of Jarvis.

PARCEL No. 66.—$750 will purchase 50 acres of good land, being Lot 1, in Gore A, in the Township of Moulton. This is worth the attention of any person in want of such a lot. Terms easy.

DUNNVILLE.

PARCEL No. 67.—$700 will buy Lot 19, on South Lock St. ; size of

Lot 66 x 132. Erected thereon is a large 2 Storey Frame House, 18 x 36, Kitchen 14x 24, all in good repair ; well watered. This is a bargain ; will make terms easy. This property was recently owned by Chas. E. S. Black.

HURON COUNTY.

PARCEL No. 68.—80 acres of choice land, being composed of Lot 18, Con. 4, in the Township of Goderich, of which about 70 acres are under cultivation, and about 10 acres heavily timbered with Beech, Maple, &c. ; the soil is an excellent black sandy loam. The Buildings are 1½ Storey Frame House, a Log House, 2 Frame Barns. There is an excellent bearing Orchard of choice fruit. Exceedingly well watered. The above Lot is only about 3 miles from the town of Goderich, and in a fine farming section, also a first-class neighborhood. Price $3,000 and terms easy.

TOWNSHIP OF HOWICK.

PARCEL No. 69.—Lots 12 and 13, Con, 8, 200 acres, 120 cleared and mostly free from stumps ; 80 acres heavily timbered with Beech, Maple, Elm, &c., no waste land, soil black clay loam ; nice Orchard ; a first-class new frame Bank Barn, 60 x 60. Stone walls Stable and Root House, Dwelling House : splendidly watered ; 1½ miles from the thriving Village of Gorrie, good Schools, Churches, and in one of the best Farming districts of Ontario. Price $9,000.

PARCEL No. 70.—W. ½ Lot 15, 8th Con. 50 acres ; no improvements ; ½ mile from the above Lot. Price $1,800.

PARCEL No. 71.—Lot 26, Con. 12, 100 acres ; no improvements ; corner Lot ; timbered with Beech, Maple, Elm and on rear end of Lot there are some choice Cedar. The above Lots are all within 2 miles of Gorrie and Fordwich Stations on the T. G. & B. R., 10 miles from Harriston on a good gravel Road. Price $2,200.

KENT COUNTY.

PARCEL No. 72.—$2,200 will buy 100 acres of choice land being Lot 9 Con. 9, in the Township of Chatham, about 25 acres cleared, with 3 acres of Fall wheat ; the balance is timbered with Beech, Maple, Oak, etc., the buildings consist of 2 Log Houses and Log Stables. The Soil is an excellent loam, watered by a Creek. This is a bargain and terms easy.

COUNTY OF LINCOLN.

PARCEL No. 73.—$1,700 will buy 80 acres of choice land, West ½ Lot 2, Con. 1, Township of Gainsborough, 60 acres under cultivation, 20 acres timbered with Hardwood. The soil is a clay loam. Buildings : New Frame House 20x26, Frame Barn 30x45. Watered by a well. Orchard, 56 Apple Trees, partly bearing. Near Attercliff P. O. This property was valued by a competent valuator at $2,500.

LAMBTON COUNTY.

PARCEL No. 74.—$2,200 will buy 120 acres of choice land, being part Lot 9, Con. 5, in the Township of Sombra, about 40 acres cleared, about 30 acres partly chopped and can readily be cleared, about 50 acres heavily timbered with very valuable timber. This property is situated about 2 miles from the thriving Village of Wallaceburg, where there are 2 lines of Steamers running daily to Detroit, Sarnia and Dresden. There is also a line of Railway surveyed out and will soon be built ; and only 1¼ miles from the River Sydenham, where grain

and wood can be loaded on the Boats. The soil is an excellent loam. There is a good Log House and small Orchard on the place; splendidly fenced with rails; there is an excellent well of water at the House. Or I will lease the above place for a term of years. The tenant can pay the rent in improvements.

NORFOLK COUNTY.

PARCEL No. 75.—$6,000 will buy a good farm of 250 acres, which was valued at $9,000, being Lot 11 and E. quarter Lot 12, in the 1st Con., Township of Windham, on the Town Line between Brant and Norfolk Counties, about 190 acres cleared, balance timbered. The soil is a sandy loam on clay bottom; exceedingly well watered by a creek running through the centre of Lot, also a small spring creek on the south-east corner of Lot, also by a well with pump at house. There are two Frame Houses, but the Barn is not good; there is a small Orchard. This property is situated about ¼ mile east of the Village of Kelvin, where there is a post office, daily mail, 3 churches, school, 3 blacksmiths' shops, waggon shop, 4 stores, new grist mill, saw mill, hotel, etc., near 2 cheese factories, only 4 miles from Harley Station, 7 miles from Norwichville and about 15 miles from the City of Brantford. This is a splendid grain and stock farm, and is a big bargain. Will make the terms easy.

PARCEL No. 76.—$700 will buy 50 acres being east ¼ Lot 8, Con. 5, Township of Walsingham, 40 acres cleared and 10 acres bush. There is a Frame Barn on the lot; the soil is a sandy loam, watered by a never-failing creek. Near Spring Arbor P. O.

PARCEL No. 77.—$600 will buy 25 acres of good land, about 6 miles from Brantford City and only a short distance from Oakland Village, also near Scotland; being West-quarter of North-half Lot 4, Con. 1, Township of Townsend. Cheap and terms easy.

NORTHUMBERLAND COUNTY.

PARCEL No. 78.—$2,000 will buy 19 acres of choice land, soil a black clay loam, well adapted for a market garden, with the following buildings errected thereon: 1½ storey Frame House 18x24; Wing 16x21 on solid stone foundation; splendid frame Barn 50x50; the buildings are new and in first-class repair, and cost $1,500. There is a nice young Orchard. The grounds are nicely laid out and are in splendid order; well fenced with pickets, boards and rails; watered by well with pump—splendid water. This property is nicely situated adjoining the thriving Village of Colborne. Being part Lot 31, Con. 1, Township of Cramahe, and was formerly owned by Geo. W. King, and was valued by a competent valuator at $4,350. We will sell for less than one-half.

OXFORD COUNTY.

PARCEL No. 79.—$2,000 will buy a very large Hotel, 2½ storeys high, and Frame Stable, and four-fifths acre af land, well fenced, at Cornell Station on the Canada Southern Railway. This property cost over $6,000. There is a 50 acre Lot near by that can be bought very cheap. This is a good opening for a man that wants to go into the Hotel business. Terms easy.

PERTH COUNTY.

PARCEL No. 80.—$4,000 will buy 50 acres of choice land, within the

corporation of the Town of Stratford, being part Lot 1, Con. 2, Township Downie, and known as the Grant Property. This property can be divided up into Lots of from ¼ to 5 acres each and sold at the rate of $250 to $300 per acre; a portion of the adjoining property has been sold at the rate of $1,000 per acre. Here is a chance for a big speculation. Terms easy.

PRINCE EDWARD COUNTY.

PARCEL No. 81.—$950 will buy 100 acres of good land east ½ Lot 14, Con. South Bay, Township of Marysburg. The soil is a clay loam, a little gravelly. 80 acres cleared 20 acres wild and pretty low but is good for pasturing, a small Log House, Orchard of 100 Apple Trees, watered by 2 wells. Near Milford P. O. This is a bargain and terms will be made easy.

COUNTY OF PETERBOROUGH.

PARCEL No. 82.—$2,700 will buy 100 acres W. ½ Lot 1, Con. 8 Township of Douro. About 80 acres under cultivation, 20 acres Tamarack and Cedar Swamp; that is rather on the low side, but can be drained and will make first-class land. The soil is an excellent clay loam. A Hewed Cedar Log House, 1½ Storey, 18 x 24, Cedar Log Barn 24x50, Log Stable 20x50. Fenced with rails. 80 choice Apple Trees also other fruit. Watered by 2 Wells with Pumps, also by a small Pond or Basin near the House—spring water. The peculiarities about this Pond is, there is no preceivable inlet or outlet. This would make one of the finest private Trout Ponds in Ontario. About 2 miles from the Town of Peterborough.

PARCEL No. 83.—$2,000 will buy 157 acres of good land; soil a clay loam; watered by a never-failing Spring Creek; E. ½ Lot 7, Con. 10, Township of Dummer. 70 acres under cultivation, 87 acres timbered. There is a choice lot of Cedar on the Lot. Situated only a short distance from the Village of Norwood. The above price is not two-thirds of its value. Terms made easy.

RENFREW COUNTY.

PARCEL No. 84.—50 acres of choice land adjoining the Village of Arnprior, in the Township of McNab, 25 acres cleared, balance well timbered. A new Frame House and a Frame Barn, board fence, well and pump; soil, clay loam. Price $1,600.

PARCEL No. 85.—$550 will buy 100 acres of good land, about 2 miles from White Lake; being Lot 4, Con. 6, Township of McNab, about 40 acres cleared and fairly cultivated, about 60 acres timbered. A splendid good hewed Log House and Log Barn thereon. There is a never failing spring creek passing by the house. Terms easy.

SIMCOE COUNTY.

PARCEL No. 86.—East part Lot 2, in 14th Con., East Sydenham Road, 35 acres; South part Lot 3, in 14th Con., 38 acres; North part of Lot 3 in 14th Con., 68 acres; and part Lot 4, in 14th Con., 18 acres; good soil, well watered. The above makes up one block beautifully situated on the Nottawasaga River, 5 miles from Stayner. Price $1,000.

PARCEL NO. 87.—South east part Lot 4, and South part Lot 5, in the 14th Con., 200 acres, 80 acres cleared and in good state of cultivation; 120 acres of heavy Beech and Maple Timber; excellent loam soil. Good Farm Buildings, Orchard, etc., beautifully situated on the Nottawasaga River. This is without doubt one of the finest farms in the County, and only five miles from Stayner, on the Northern Road. All the above property is in Sunnidale Township. Price $6,000.

PARCEL NO. 88.—$500 will buy South-half Lot 45, Con. 1, Township of Flos, 100 acres, which is well timbered with Pine, Oak, Ash, etc. The Timber will more than pay double for the lot. This property is about a half a mile from the Village of Craighurst, on the Penetanguishene Road, also near a Station on the North Simcoe Railway. Terms easy.

PARCEL NO. 89.—Township of Essa, West-half and South-east quarter of Lot 15, Con. 3, 150 acres. The greater part of this Lot has been burned over and can be cleared and fenced for $6 an acre. It is nicely situated on the leading road to Angus, and only five miles from Angus; soil an excellent loam on clay bottom, and will make a choice Farm. Price $1,500.

PARCEL NO. 90.—$2,500 will buy a new Frame Grist and Flouring Mill, two-and-a-half storeys high, with two run of stones, one 44, the other 52 inches, with all necessary machinery of modern style, with a never-failing water power, 20 feet head; solid dam. In a splendid wheat growing section, being part Lot 26, Con. 1, East Township of Mulmer, Known as the Plewis Mill. This is a big bargain. Terms easy.

PARCEL NO. 91.—$500 will buy 50 acres of good land, with one-and-a-half storey rough cast house erected thereon; about 6 acres cleared and 44 wild; a nice loam soil. There are about 60 Apple Trees. South-half of South-half Lot 32. Con. 2, Township of Nottawasaga, a short distance from Stayner; a station on the Northern Railway.

TOWN OF COLLINGWOOD.

PARCEL NO. 92.—$650 will purchase a nice 1½ storey Frame House 18x20, kitchen 12x18, shed 16x20, all in good repair, and with about ¾ acre of land, nicely fenced and well watered. Known as the Whitlock property.

WELLINGTON COUNTY.

PARCEL NO. 93.—$2,500 will buy an excellent farm of 100 acres, within about 3 miles from the flourishing Town of Harriston, on two lines of railway; being Lot 8, Con. 9, Township of Minto, 55 acres cleared and in a high state of cultivation, 45 acres timbered with Beech, Maple, Elm and some Cedar on corner of lot, quite enough for the use of the place; splendidly watered by a well with pump at house and a small never-failing spring creek on rear of lot; 1½ storey Log House 18 x 24; Frame Kitchen 12 x 14; new Frame Stable and Driving Barn on stone foundation 24 x 30; a Log Barn boarded over 28 x 50. The soil is an excellent clay loam. Small Orchard. This is well worthy the attention of intending purchasers.

PARCEL No. 95.—$1,400 will buy 3 fine lots nicely situated, well fenced with Pickets and Boards; also a fine large Rough-Cast House, 2 Storeys high with Frame Kitchen; also a Frame Store on Stone Foundation, and some fine Fruit Trees, good Well and Pump, also a Cistern. This is a bargain. This property was valued by a competent valuator at $2,700.

PARCEL No. 96.—100 acres of good land, being E. ½ Lot 13, Con. 10, Township of Maryboro'; there are about 85 acres cleared and 15 acres timbered; there is a Log House and Barn; a small Orchard. The soil is an excellent clay loam; splendidly watered by a never-failing spring creek running through the lot. Very cheap and terms easy.

N. B.—I will have several other choice Farms, also wild lots in a few days. Send for particulars to the undersigned.

P. S.—The above lands will be found in every respect as they are represented, and as they have to be sold immediately, intending purchasers will find it worth their while to inspect them and judge for themselves before buying elsewhere.

Parties intending to inspect any of the above lands with a view of purchasing, should make an appointment with the undersigned, in order that he may be able to accompany them.

Letters or telegrams for that purpose should be sent him four days prior to the time appointed.

For further particulars apply to

M. S. B. PUTNAM,

23 James St. South,

HAMILTON, ONT.